



WEB COPY

WP No. 11831 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 25-03-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

**WP No. 11831 of 2026
and W.M.P.No.12915 of 2026**

N.Sundar Rajan
S/o.Narasimmalu Chetty
No.1/182, E Block
Sundaramoorthy Street
Thanikachalam Nagar
Ponnammenmedu
Chennai 600110.

..Petitioner(s)

Vs

1. The Inspector General Of Registration
100, Santhome High Road
Mandavelipakkam
Raja Annamalaipuram
Chennai 600028.
2. The Sub Registrar
Sub Registrar Office
Kayalarmedu
Gummidipoondi
Tiruvallur District 601201.

..Respondent(s)

PRAYER – This Writ Petition is filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus, directing the 2nd respondent to conduct a Fair and Proper enquiry pursuant to the notice of enquiry dated 11.03.2026 issued by the 2nd respondent and consequently direct the 2nd respondent to pass



a Speaking Order after affording the petitioner a reasonable opportunity of personal hearing.

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For Petitioner(s):

Mr.N.Manoharan
for Mr.K.Elumalai

For Respondent(s):

Mr.Jayachandran,
Government Advocate

ORDER

This Writ Petition has been filed to direct the 2nd respondent to conduct fair and proper enquiry pursuant to the protest petition filed by the petitioner opposing registration of any document pertaining to the subject property by any third party. Based on the petitioner's protest petition, a notice of enquiry dated 11.03.2026 has been issued by the 2nd respondent to the petitioner. According to the petitioner, the said notice of enquiry dated 11.03.2026 was received by the petitioner only on 17.03.2026. However, the date of enquiry as fixed in the notice of enquiry dated 11.03.2026 was 14.03.2026. Therefore, the petitioner claims that he was unable to attend the enquiry on the stipulated date as fixed in the notice of enquiry dated 11.03.2026.

2.The petitioner apprehends that without holding a proper enquiry, the 2nd respondent may register the document presented by any third party for registration pertaining to the very same property, which is a subject matter of the protest petition filed by the petitioner.



3.Mr.Jayachandran, learned Government Advocate, accepts notice on behalf of the respondents. On instructions, he would submit that the respondents shall conduct a fresh enquiry and after issuing notice to the petitioner as well as the parties who are presenting the document for registration pertaining to the very same property, shall take a decision as to whether the document presented by the third parties can be registered or not.

4.In view of the undertaking given by the respondents, this Writ Petition is disposed of by directing the 2nd respondent to issue notice of hearing to the petitioner based on the petitioner's protest petition before taking decision as to whether the document to be presented for registration by any third party pertaining to the very same property can be registered or not. It is made clear that only after hearing all the contesting parties which includes the petitioner, the 2nd respondent shall take a final decision as to whether the document presented by the third party can be registered or not. However, there shall be no order as to costs. Consequently, connected Miscellaneous Petition is closed.

25-03-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

GSA



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ABDUL QUDDHOSE, J.

GSA

To

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